



June 24, 2025

Sorwer: Jefdan Properties

Managed by: N/A

Expiration Date: N/A

In reference to address: 2247 Callow Ave, Baltimore, MD 21217, USA

To Whom It May Concern:

Please be advised that after having performed our preliminary due diligence for Jefdan Properties, mentioned above, we have made arrangements to provide funding for the amount of \$1,350,000.00

Please feel free to contact me should you have any further questions.

*Note: This is not a commitment to lend. All loans subject to AmeriLand Capital, LLC's Guidelines and Policies and we reserve the right to decline any funding request that does not adhere completely with said Guidelines or Policies.

Josh Williams
Co-Owner
AmeriLand Capital LLC

JW A

Office Address
100 W Center St, Ste 201
Fayetteville, Ar 72701

Company Contact
📞 479.200.8865
✉️ josh@amerilandcapital.com





Borrower: Beatrice Derefaka
 Co-Borrower:
 Subject Property Address: 2247 Callow Ave, Baltimore, MD 21217, USA
 Loan Purpose: Rental
 Subject to appraisal value
 Option #1
 Rate Type 30YR FIXED
 Cash Out Y/N Y
 I/O N
 Loan Term (Months) 360
 Amortization (Months) 360

 Loan Amount \$918,000
 Appraised Value \$1,350,000
 Loan-to-Value 68.00%

 Payoff of Mortgage \$877,500
 Rehab Budget \$0
 Per Diem Interest TBD
 Origination Fee \$27,540
 Processing Fee \$0
 Lender Fee \$1,795
 Appraisal Cost TBD
 Credit Report Fee \$0
 Est. Title Company Costs \$9,180
 Tax Escrow \$0
 Insurance Escrow \$0
 Pre-Paid Interest \$0
 Est. Cash Out (Cash to Close) 1,985

 Interest Rate 9.00%

 Monthly Interest Payment \$7,386
 Pre-Payment Penalty 5/4/3/2/1

 Pricing is based on FICO Score assumption of 690

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